

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Nancy Hoffmeier Zamora (SBN 137326) Chapter 7 Trustee U.S. Bank Tower 633 West 5th Street, Suite 2600 Los Angeles, CA 90071 Tel. 213-488-9411 Fax 213-488-9418 e-mail: zamora3@aol.com <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION	
In re: HANS JURGEN BRIESE, Debtor(s).	CASE NO.: 1:17-bk-11012-VK CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 12/14/2017	Time: 2:00 pm
Location: Ctrm. 301 U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 11/30/2017

Description of property to be sold: that certain residential real property commonly known as 3960 Prado del Maiz, California 91302, identified by Los Angeles County Assessor's Parcel Number 2069-093-024, with the legal description set forth in the Preliminary Title Report (the "PTR") prepared by First American Title Company ("First American") identified by order number 5462960 (the "Real Property")

Terms and conditions of sale:

"AS-IS, WHERE-IS" basis, for a sales price of \$1,950,000.00 (the "Sales Price")

Proposed sale price: \$ 1,950,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): n/a

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date & Time: December 14, 2017 at 2:00 p.m.

Location: Ctrm. 301, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Nancy Hoffmeier Zamora, Chapter 7 Trustee
U.S. Bank Tower
633 West 5th Street, Suite 2600, Los Angeles, CA 90071
Tel. 213-488-9411; Fax 213-488-9418
e-mail: zamora3@aol.com

Date: 11/22/2017

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 11/22/2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: ustregion16.wh.ecf@usdoj.gov
Trustee: Nancy Zamora, zamora3@aol.com, nzamora@ecf.epiqsystems.com
Debtor's Counsel: Bahram Madaen, ssiroos@hotmail.com
Secured Creditor's Counsel: Erica T Loftis, Erica.Loftis@BuckleyMadole.com, Susana Hernandez@BuckleyMadole.com
Creditors' Counsel: Brian T. Harvey, bharvey@buchalter.com, IFS_filing@buchalter.com, dbodkin@buchalter.com; Bhagwati Barot, bbarot@aissoulition.com, Rebecca A. Caley, rcaley@caleylaw.com, kana@caleylaw.com, carolyn@caleylaw.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (date) 11/22/2017, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor: Hans J. Brieze, 3960 Prado Del Maiz, Calabasas, CA 91302
Debtor's Spouse: Leah J. Brieze, 3960 Prado Del Maiz, Calabasas, CA 91302
Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302
U.S Trustee: Kate Bunker, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017
Judge: The Honorable Victoria S. Kaufman, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 354, Woodland Hills, CA 91367

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 11/22/2017, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

11/22/2017
Date

Cynthia Casas
Printed Name

/s/ Cynthia Casas
Signature

Supplemental Service List for Notice

Lien Holders:

Maquest Hughes, Short Sale Underwriter/Manager
Nationstar Mortgage, LLC dba Mr. Cooper
servicer for HSBC Bank USA
8950 Cypress Waters Blvd.
Dallas, TX 75019

Kelly Bean
Five Lakes Agency, Inc.
Agents for JP Morgan Chase Bank, N.A.
P.O. Box 80730
Rochester, MI 48308

J.P. Morgan Chase Bank, N.A.
3415 Vision Drive
Columbus, OH 43219

Attn: Jamie Dimon
JP Morgan Chase Bank, N.A.
1111 Polaris Parkway
Columbus, OH 43240

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

United States Attorney's Office
Federal Building, Room 7516
300 North Los Angeles Street
Los Angeles, CA 90012

United States Department of Justice
Ben Franklin Station
P.O. Box 683
Washington, DC 20044

Franchise Tax Board Chief Counsel
c/o General Counsel Section
P.O. Box 1720, MS: A-260
Rancho Cordova, CA 95741-1720

Franchise Tax Board
Bankruptcy Section MS A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Los Angeles County Tax Collector
P.O. Box 54110
Los Angeles, CA 90054-0110

The Oaks of Calabasas Homeowners Association
c/o Daniel Medioni, Esq. &
Mark J. Rosenbaum, Esq.
Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
11400 West Olympic Blvd., 9th Floor
Los Angeles, CA 90064

Calabasas Park Homeowners
P.O. Box 8426
Calabasas, CA 91372

Ross Morgan & Co., Inc. AAMC
15315 Magnolia Blvd., Suite 212
Sherman Oaks, CA 91403

BMW Bank of North America
c/o Rebecca A. Caley, Esq.
Caley & Associates
265 S. Randolph Ave., Suite 270
Brea, CA 92821

Title:

Michelle Pascual
First American Title Company
655 N. Central Ave., 8th FL
Glendale, CA 91203

Escrow:

Jenica Pivnik
Encore Escrow
23901 Calabasas Road, #1033
Calabasas, CA 91302

Proposed Buyer:

RD Properties LLC
c/o David Watkins
Pinnacle Estate Properties, Inc.
24025 Park Sorrento, Suite 110
Calabasas, CA 91302